

**SAN DIEGO PLANNING COMMISSION
DOCKET FOR PLANNING COMMISSION MEETING
9:00 A.M., APRIL 26, 2007
CITY ADMINISTRATION BUILDING
202 C STREET, 12TH FLOOR
PLANNING COMMISSION WILL BE
ADJOURNING FOR LUNCH FROM 11:45 TO 1:15**

NOTE: *If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Planning Department at (619) 321-3208 at least five (5) working days prior to the meeting to insure availability.*

Those items with an asterisk () will include consideration of the appropriate environmental document.*

To listen to the "live" broadcast of a Planning Commission meeting, dial 619-533-4001. Note: Rancho Bernardo and Rancho Penasquitos residents dial 619-484-7711 and ask the Citizen's Assistance operator to connect you.

Members of the Public should realize and understand that Planning Commissioners may be unable to thoroughly review and consider materials delivered the day of the hearing.

When it is determined that the Planning Commission will adjourn for lunch; the Planning Commission will adjourn to the 12th floor, Conference Room A, next to the Council Chambers

ITEM-1: ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD. REQUEST TO SPEAK SHOULD BE SUBMITTED TO THE COMMISSION SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE TIME PER SPEAKER.

ITEM-2: REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN.

ITEM-3: REQUESTS FOR ITEMS TO BE PLACED ON CONSENT AGENDA.
The Chair may entertain a motion by a Commissioner to approve certain non-controversial agenda items as consent agenda items at the beginning of the meeting. Items approved on consent are in accordance with the Manager's recommendation as stated in the Report to Planning Commission.

ITEM-4: DIRECTOR'S REPORT.

ITEM-5: COMMISSION COMMENT.

ITEM-6: APPROVAL OF MINUTES MARCH 15, 2007 AND APRIL 5, 2007.

ITEM-7: *Continued from March 29, 2007:*

233 PROSPECT TENTATIVE MAP– PROJECT NO. 77255

City Council District: 2; Plan Area: Pacific Beach

Staff: Robert Korch

Tentative Map and a Coastal Development Permit to permit the conversion of 115 residential dwelling units to condominium ownership on a 1.539 acre site at **233 Prospect Street** in Zone 5 of La Jolla Planned District within the La Jolla Community Plan, Coastal Overlay Zone (non-appealable area), and Coastal Height Limit. The existing development was approved under a Conditional Use Permit as a retirement facility for senior citizens and the development contains common area facilities and a reduced on-site parking requirement. Under this application, the Conditional Use Permit would remain in effect and force. Report No. PC-07-020, which at this time will not be distributed.

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-8: *Continued from April 5, 2007:*

***SUNROAD CENTRUM RESIDENTIAL – PROJECT NO. 99397**

City Council District: 6; Plan Area: Kearny Mesa

Staff: Jeannette Temple

Planned Development Permit and Vesting Tentative Map for two 5-story residential buildings containing 221 residential units and two 4-story residential buildings containing 379 residential units; with subterranean parking, three recreation centers, and a 2-acre park site on a 12.20 acre site located at **8773 Lightwave Avenue** between Kearny Villa Road and Paramount Drive in the CA Zone per the New Century Center Master Plan (currently CC-1-3) within the Kearny Mesa Community Plan. Addendum to Environmental Impact Report No. 99397. Report No. PC-07-058

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-9: **52nd STREET SENIORS- PROJECT NO. 27958**
 City Council District: 3 Plan Area: Mid-City

Staff: Dan Stricker

Planned Development Permit & Conditional Use Permit for a mixed-use project to develop a two phase project utilizing the Density Bonus regulations with requested concessions for setbacks, height, and parking and deviations for the number of driveways and the separation between driveways on a 4.15-acre site at **4310 Dawson Avenue** in the CU-2-3 Zone of the Central Urbanized Planned District within the City Heights Redevelopment Project Area and the City Heights neighborhood of the Mid-City Communities Plan. The applicant proposes the construction of an 88-unit senior housing facility (Phase I) and the development of 152 market-rate residential units and approximately 54,000 square-feet of commercial space (Phase II). The 88-unit senior housing facility would be sited at the southern end of the project site (0.83-acre portion of the site) and would be developed in a four-story 80,971 square-foot building above a one-story 23,576 partially underground, parking garage. The 88-unit senior housing facility would consist of 87 affordable, for-rent senior housing units and one resident manager unit. Phase II would be developed on the remaining 3.32 acre portion of the 4.15-acre site. Phase II would be a mixed-use development composed of 152 market-rate residential units and 54,000 square feet of commercial space, with design guidelines. Mitigated Negative Declaration No. 27958. Report No. PC-07-057

TODAY'S ACTION IS:
 Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:
 Approve.

ITEM-10: **SANTA BARBARA COVE TENTATIVE MAP – PROJECT NO. 105096**
 City Council District: 2; Plan Area: Mission Beach

Staff: Paul Godwin

Tentative Map to allow the conversion of ten (10) existing residential units to condominiums and a waiver of the requirement to underground the existing overhead utilities on a 0.14 acre site located in the RS Zone of the Mission Beach Planned District, within the Coastal Overlay (state jurisdiction) and Coastal Height Limit Overlay, at 713 Santa Barbara Place at the southeast corner of Strandway and Santa Barbara Place. Exempt from environmental. Report No. PC-07-046

TODAY'S ACTION IS:
 Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:
 Approve.

ITEM-11: ***SHARP PARKING FACILITY– PROJECT NO. 116107**
City Council District: 6; Plan Area: Serra Mesa

Staff: Paul Godwin

Amendment to Conditional Use Permit No. 11504 and Planned Development Permit No. 11505 to allow the construction of a five-story, approximately 997-space parking structure with reduced setbacks on a 2.65-acre site located at 8025 Birmingham Drive, which is part of the existing, 36.76-acre Sharp Memorial Hospital facility. The subject parking facility is in the CO-1-2 Zone, within the Serra Mesa Community Plan area. Mitigated Negative Declaration No. 116107. Report No. PC-07-069

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-12: **4712 W. POINT LOMA BOULEVARD - PROJECT NO. 107269**
City Council District: 2; Plan Area: Ocean Beach Precise Plan

Staff: Laila Iskandar will be presenting for Cory Wilkinson

Tentative Map and Coastal Development Permit to convert eight existing residential rental units with seven legal parking spaces, to eight condominiums, including a request to waive the requirement to underground overhead utilities, on a 0.168 acre site at **4712 W Point Loma Boulevard** in the RM-2-4 Zone within the Ocean Beach Precise Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Airport Environs and Airport Approach Overlay Zones, Ocean Beach Historic District, Parking Impact Overlay Zone, Council District 2. Exempt from environmental Report No. PC-07-047

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-13: **4878 CAPE MAY TENTATIVE MAP– PROJECT NO. 108208**
 City Council District: 2; Plan Area: Ocean Beach

Staff: Laila Iskandar

Coastal Development Permit and a Tentative Map to convert nine (9) existing residential units into condominiums, including a request to waive the requirement to underground existing overhead utilities, on a 6,985 square-foot (0.16-acre) site. The property is located at **4878 Cape May Avenue** in the RM-2-4 Zone, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone, Airport Environs Overlay Zone, and Airport Approach Overlay Zone, within the Ocean Beach Precise Plan and Local Coastal Program Area. Exempt from environmental. Report No. PC-07-048

TODAY'S ACTION IS:
 Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:
 Approve.

ITEM-14: **W. LAUREL COMMERCIAL STUDIOS TENTATIVE MAP**
PROJECT NO. 112323
 City Council District: 2; Plan Area: Centre City

Staff: Peter Lynch

Tentative Map for the subdivision of 2 lots into 10 lots on a 0.22-acre site located at **929 W. Laurel Street**, on the southeast corner of W. Laurel Street and Kettner Boulevard, in the Mixed-Commercial District and Little Italy Neighborhood of the Centre City Planned District, Airport Approach Zone, Airport Environs Zone and Airport Influence Zones. Exempt from environmental. Report No. PC-07-059

TODAY'S ACTION IS:
 Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:
 Approve.

ITEM-15: **3101 JUNIPER TENTATIVE MAP– PROJECT NO. 93090**
City Council District: 3; Plan Area: Golden Hill

Staff: Will Zounes

Tentative Map to convert eight existing residential units to condominiums and a request to waive the requirement to underground existing overhead utilities on a 0.218 acre site located at **3101 Juniper Street** in the GH-3000 Zone of Golden Hill Planned District. Exempt from environmental. Report No. PC-07-061

TODAY'S ACTION IS:

Process 4. Approve or deny

DEPARTMENT RECOMMENDATION:

Approve.

ITEM-16: **GASLAMP QUARTER PLANNED DISTRICT ORDINANCE AND DESIGN GUIDELINES REVISIONS**
City Council District: 2; Plan Area: Centre City

Staff: Beverly Schroeder

Amendment to the Gaslamp Quarter Planned District Ordinance and Design Guidelines, which include: expanding the Period of Significance, modifying building height; adding general guidelines for rehabilitation of designated historic structures; changes to signage and new design regulations for sidewalk cafes and ATMs. The Property is located within the 16-1/2 block Gaslamp Quarter Sub Area of the Centre City Redevelopment Project. PC-07-082

TODAY'S ACTION IS:

Process 5. Recommendation to City Council to approve or deny

DEPARTMENT RECOMMENDATION:

Recommendation to City Council to approve.

ITEM-17: **GENERAL PLAN UPDATE PROGRAM STATUS REPORT**

This is an informational presentation only to provide the Planning Commission with a General Plan Program Status Report. PC-07-071.

No Action Is Requested From The Planning Commission.